

**Block Island Housing Board
Wednesday, May 18, 2016
Town Hall, Old Town Road
5:00 p.m.**

Present: Chair Cindy Pappas, John Spier, Millie McGinnes, Kay McManus, Patricia Murphy (arrived late) and Clerk Bonny Ryan to take the minutes.

Not Present: Rosemary Tobin

Meeting was called to order by Ms. Pappas at 5:00 p.m.

1. Public Input/Correspondence

None

2. Approval of minutes, open and closed from April 20, 2016.

Ms. McGinnes moved to approve the open minutes of April 20, 2016, seconded by Mr. Spier.

Ayes 4 (Pappas, Spier McGinnes, McManus) Nays 0 Absent 2 (Tobin, Murphy had not arrived yet.)

Mr. Spier moved to approve the closed minutes of April 20, 2016, seconded by Ms. McManus.

Ayes 4 (Pappas, Spier McGinnes, McManus) Nays 0 Absent 2 (Tobin, Murphy had not arrived yet.)

3. Discuss and act on Financial Statements

Clerk reported \$115,063.29 in collections.

Mr. Spier moved to accept the financial statements, seconded by Ms. McGinnes.

Ayes 5 (Pappas, Spier McGinnes, McManus, Murphy) Nays 0 Absent 1 (Tobin)

4. Discuss and act on payment of bills in any.

There were no bills.

5. Approve clerk salary.

Clerk reported that her salary amount for the year was \$11,440.00.

Ms. McGinnes moved to approve the clerk's salary seconded by Ms. Murphy.

Ayes 5 (Pappas, Spier McGinnes, McManus, Murphy) Nays 0 Absent 1 (Tobin)

6. Discuss and act on recent tax sale.

Legal Counsel Bill Landry sent an email to the board (attached) outlining the options. After discussion, it was decided that the Board had no interest in pursuing this.

7. Brown Smith discussion and action on:

- Name for development
Motion was made by Patricia Murphy and seconded by John Spier to name the development Cherry Hill Lane.
Ayes 5 (Pappas, Spier McGinnes, McManus, Murphy) Nays 0 Absent 1 (Tobin)
- Discuss and act on planning board application
Cherenzia and Associates should be preparing the application for the board. They will need a map showing where the houses and cited which should be obtained from the Architect Frank Karpowicz. Mr. Karpowicz should plan for sheds to be marked on the maps incase the two bedroom houses don't have basements. Ms. Papas will touch base with Cherenzia.

- Septic systems and wells and design issues.
Nothing yet from the state on septic systems. Still waiting for the tweaks on design from Mr. Karpowicz.
- Deed Restrictions
As discussed last month:
 - a. Length of covenant -99 years
 - b. Year-round residents as defined by: TNS Chapter 2, Article 1, Section 2.29 (9 months per year)
 - c. Sale Price: add: Cannot exceed affordable housing resale limits.
 - d. No exterior expansion
 - e. Review the conveyance or change of occupancy
 - f. Be more specific on leasing of property.
 - g. What organization takes over

Also discussed was having Homeowner's Association. These documents will be prepared by Bill Landry. Cindy Pappas will send him a memo describing what we need.

With no business to discuss in closed session, at 6:15 p.m. John Spier moved to adjourn seconded by Millie McGinnes and voted unanimously.

Minutes approved:

Bonny Ryan